

VILLAGE OF SCOTIA PLANNING BOARD

Meeting Minutes

February 1, 2016 7:00 p.m.

Call to Order:

Chair Lisa Holst called the meeting to order at 7:00 p.m.

Attendance: Planning Board Members: Lisa Holst, Gregg Zeman, Alternate Carl Herzog, Village Attorney Lydia Marola, Board of Trustees Liaison Thomas Gifford

Voting members: Lisa Holst, Gregg Zeman, Alternate Carl Herzog

Excused: David Moehle, Deanna Hitchcock, Carl Yanoch, Building/Plumbing Inspector Luis Aguero

Minutes of the Planning Board meeting held October 5, 2015

Tabled until March Planning Board meeting.

Minutes of the Planning Board meeting held January 4, 2016

Motion: by Gregg Zeman; Seconded by Carl Herzog;

That the minutes of the January 4, 2016 Planning Board meeting are hereby approved.

All in favor.

25 Mohawk Avenue – “Mohawk Ave. LLC”

Jamie Easton of MJ Engineering was in attendance to present a revision to the proposal for the property located at 25 Mohawk Avenue. The applicant wishes to amend the previously approved site plan which included the demolition of the residence located at 14 Glen Avenue, to now preserve this residence and instead demolish the residence located at 22 Glen Avenue. The parking lot will be reconfigured with an improved flow and dumpster enclosure will be relocated. No changes are proposed to the front of the building. The revised site plan indicates snow storage on the neighboring parcel, which is not acceptable. Although the neighboring parcel is also owned by the applicant, the snow must remain on site. The dumpster will be relocated to the eastern side of the parcel, bordering Dunkin’ Donuts. The revised plan reflects approximately 16% greenspace, which complies with Village code. There is no proposed screening between the property located at 24 Glen Avenue and the site. The applicant has agreed to install green screening or fencing pending the resident’s preference. There is no substantive change requiring SEQR.

Motion: by Lisa Holst; Seconded by Carl Herzog

That the Planning Board hereby approves the revised application and site plan prepared by MJ Engineering and Land Surveying, P.C. titled, “Mohawk Ave, LLC”, page C-4 and dated December 2014 and revised on December 7, 2015 with the following contingencies: indicate new snow storage site on parcel; indicate screening between neighboring property at 24 Glen Avenue.

All in favor.

241 Mohawk Avenue – Preliminary Review by “Zaremba Group”

Representative John Wijtila of the Zaremba Group for CVS Pharmacy was in attendance to present a preliminary application for the property located at 241 Mohawk Avenue. CVS Pharmacy is under contract to purchase the neighboring parcels located at 219, 221 and 223 Mohawk Avenue in order to reconfigure the existing CVS site. The new configuration would include approximately 59 parking spaces and a drive-thru on a 1,149 sq. ft. site. Access to the site would be similar to the existing entrance. The drive-thru would have an exit only onto Mohawk Avenue from the eastern side of the lot. A decorative fence would be installed along the Mohawk Avenue sidewalk as well as landscaping.

The Planning Board has the following concerns:

- Current square footage of lot and number of parking spaces not provided
- Change in taxable value of the 4 lots combined
- Landscaping presented is inadequate
- Street facing parking lots are discouraged in Master Plan
- A stormwater management plan will need to be submitted
- Lighting details
- Speakerbox volume details
- Dumpster/compactor details
- Screening between parking lot and rear residences

The Village of Scotia CBD Master Plan encourages mixed use buildings to allow people to live downtown. The Planning Board would like to hear from the applicant a rationalization for removing three existing, privately owned properties with local businesses and residences, to be replaced with a large commercial site.

The Village of Scotia Traffic Safety Committee will meet on this subject on February 2, 2016. A summary of their findings will be submitted to the Planning Board.

The applicant will re-evaluate the concept to address these concerns and return before the Planning Board for future consideration.

Training Status Report

Current Training Hours: Chair Lisa Holst- 0
 Deanna Hitchcock- .75
 David Moehle- 0
 Carl Yanoch- 1
 Gregg Zeman - 3
 Alternate Carl Herzog- .5

New Business:

Glen Avenue resident Sharon Trumpler, was present to reiterate her concerns with the potential future project for the CVS property. Ms. Trumpler restated the following concerns:

- Rain water run-off to Glen Avenue
- Snow storage on-site
- Condition of existing retaining wall
- Delivery times
- Traffic flow from Sacandaga Road cutting through CVS parking lot

Old Business:

No old business to report.

Adjournment:

Motion: By Lisa Holst; seconded by CH;
 To adjourn meeting at 7:42 pm.
 All in favor.

Respectively submitted,

Newe Haile
 Village of Scotia Planning Board Clerk